



29 Penlon Menai Bridge LL59 5ND  
Freehold Detached Dormer Bungalow  
£325,000

- A very well-maintained, and beautifully presented Detached Dormer Bungalow
- A newly laid Tarmacadam driveway (2026)
- New kitchen installed 2025
- EPC D
- Council Tax Band E
- New Worcester Greenstar Si Compact Combi Boiler installed 2021
- Tiered gardens with decking to the rear

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A very well-maintained, and beautifully presented Detached Dormer Bungalow having been recently upgraded.

Located on the popular residential neighbourhood of Penlon, and conveniently situated for the local school, bus routes and amenities.

### LIVING SPACE

Upvc Front door leads inside this well maintained home, entrance hallway with open tread staircase leading up to first floor.

### LIVING ROOM

A light spacious living room with spectacular views of the mountains.

Gas fire with attractive timber surround, leads through to dining area in an L Formation

### DINING AREA

A dedicated area for family meals where views can also be enjoyed via window to front elevation.

An archway opening leads seamlessly into the kitchen.

### KITCHEN

A contemporary and stylish newly fitted kitchen (2025) offers a neutral functional space with integrated fridge/freezer,

double oven, electric hob, dishwasher and space and plumbing for a washing machine.

Upvc door leading out to rear garden

### BEDROOM 1

A ground floor bedroom with window over looking the rear garden.

### BEDROOM 2

Another ground floor bedroom with window over looking the rear garden.

Currently used as a home office.

### BATHROOM

A Ground floor Bathroom, with classic white bathroom suite, with shower over bath. Towel radiator, extractor fan and frosted window.

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## FIRST FLOOR

### BEDROOM 3

A bank of fitted wardrobes offers storage. Window to front aspect to take in the majestic views towards the mountains and Meani Strait.

Access to insulated loft space

### BEDROOM 4

Another spacious double bedroom, with window over looking the rear garden.

### WC

WC, fitted vanity basin unit with mixer tap, space for towel storage, radiator cupboard housing Worcester Greenstar Si Compact Combi Boiler installed 2021.

## EXTERNALLY

A newly laid Tarmacadam driveway (2026) with block pave border offers ample off road parking.

Low Maintenance front lawn with flower bed border.

To the rear of the property, further outside space can be enjoyed with a two tier garden.

A lower patio area, with landscaped tiered rockery, ideal for planting. Convenient storage unit by block steps, double external socket.

Timber steps lead up to a upper tier decking area, where beautiful far reaching mountain views can be enjoyed.

The decking area also offers a timber shed, with 4 electrical power points, ideal for a fridge to keep drinks cool when entertaining.

## GARAGE

A very well thought out garage, with electric roller door, operated by remote control.

External dusk 'til dawn timer recessed lighting above garage entrance.

The space offers lighting, electrical outlets and a double radiator.

The garage was formerly a bedroom conversion and was reverted back to a garage to offer more practical space in 2026

## RENOVATIONS

New Worcester Greenstar Si Compact Combi Boiler installed 2021

New kitchen installed 2025

New tarmacadam drive undertaken in 2025/2026

CEDRAL Cladding added to front elevation in 2025- Batten & counter batten 50mm timber grounds.

Ventilated and breathable membrane. Fixed to mortar render.

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**SERVICES & UTILITIES**

Mains Gas Central Heating

Mains Electric

Mains water supply &amp; drainage

Council Tax Band E

uPVC Double Glazing throughout

EPC RATING D

**Location**

What3words

///scornful.waking.guarded

Located in a very sought position on the Penlon estate & within easy reach of local schooling, shops and numerous amenities.

The town of Menai Bridge offers excellent facilities and amenities to include a wide range of local shops, supermarket, doctors surgery, primary and secondary schools and lies on the bank of the beautiful Menai Strait.

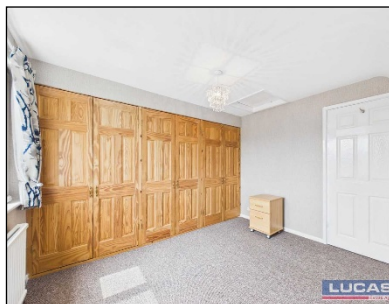
The property is also conveniently placed for easy access onto the a55 expressway with its road links to the sea port of holyhead and along the north wales coast into cheshire.

If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

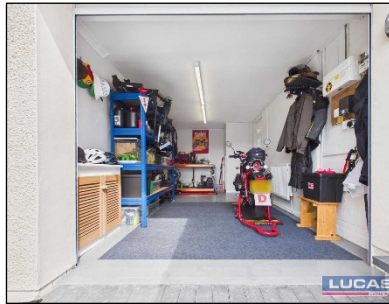
**Note to Customers**

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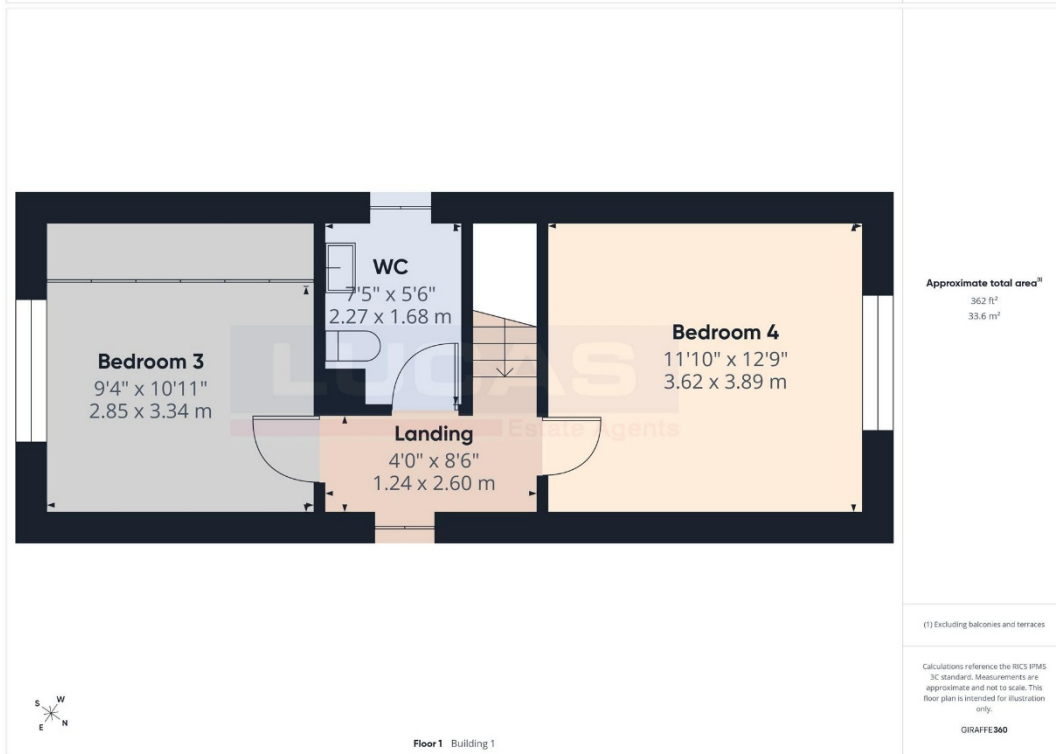
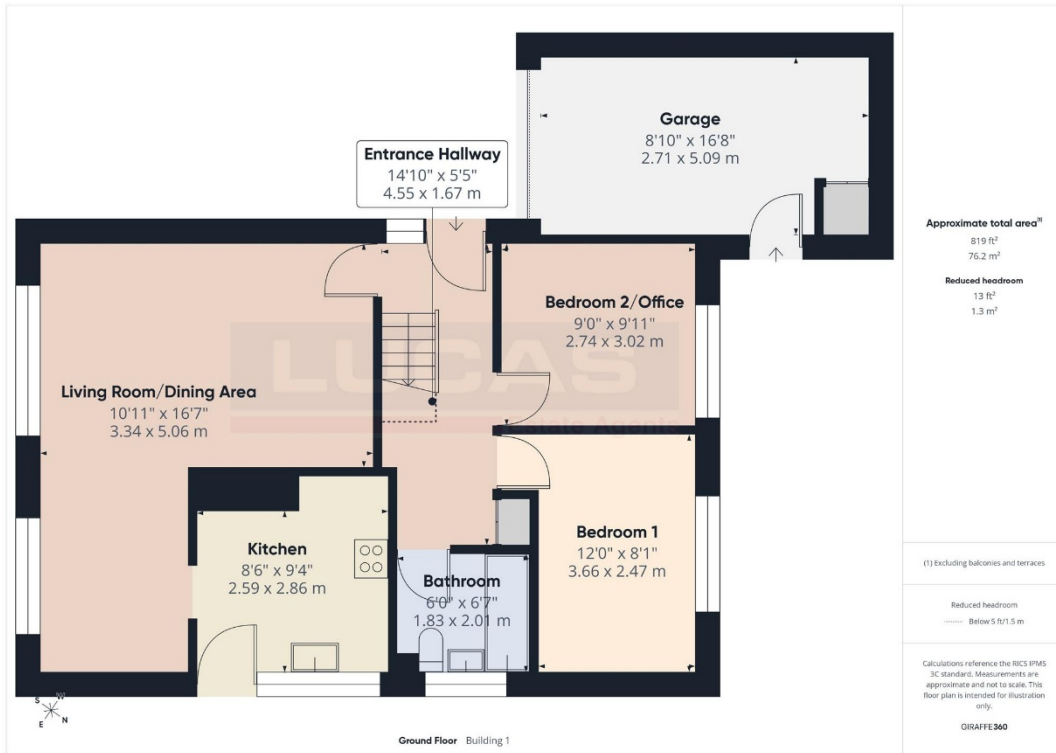


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

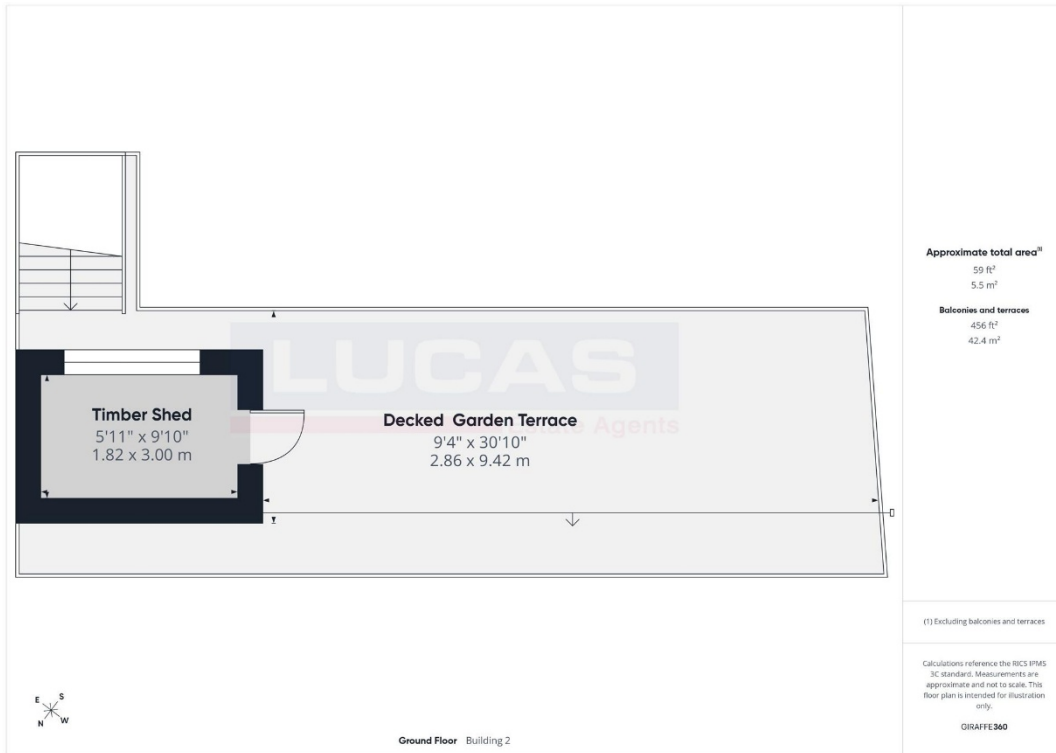
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/1734-6028-6400-0457-1296>

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